

# **\$379,000 - 22707 84 Avenue, Edmonton**

MLS® #E4431259

**\$379,000**

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

IMMACULATE! Welcome to the Gabriel by StreetSide Developments, nestled in the vibrant, family-friendly community of Rosenthal in West Edmonton. With NO CONDO FEES and over 1200 sqft of beautifully upgraded living space, this thoughtfully designed townhouse blends style, comfort, and value. This middle unit offers enhanced energy efficiency and excellent sun exposure throughout the day. Enjoy \$15K in elegant upgrades—chevron-patterned luxury vinyl plank flooring, smooth ceilings (no popcorn!), and sleek, ceiling-height cabinetry. The kitchen is a showstopper with a tile backsplash and premium appliances, including a front-dial stove, GE French door fridge, BOSCH dishwasher, and LG WashTower laundry centre. The main level features a spacious foyer, 2-piece bath, and a versatile bedroom. Upstairs includes two generous bedrooms and two full baths. High-end furniture and portable A/C unit can be included. Prime location—just minutes from Costco, River Cree, and Secord Rec Centre. A true West Edmonton gem!

Built in 2023

## **Essential Information**

MLS® # E4431259

Price \$379,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,200                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22707 84 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4B4              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 58          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 5:32pm MDT